



ఆంధ్రప్రదేశ్ రాజపత్రము
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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VMRDA – CHANGE OF LAND USE FROM INDUSTRIAL USE TO COMMERCIAL USE FOR THE PROPERTY IN SY.NO.62/1B/3C OF PENDURTHI (V) AND (M), VISAKHAPATNAM DISTRICT TO AN EXTENT OF 3180.10 SQ. YARDS OR 2659.00 SQ.MTS. AS APPLIED BY SRI P.V.V. POTHU KRISHNA RAO (AMBICA KRISHNA) AND OTHERS.

[Memo No. 732179/M1/2017, Municipal Administration & Urban Development (M) Department, 21st February, 2019]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in Sy. No. 62/1B3C of of Pendurthi (V) and (M), Visakhapatnam District admeasuring to an area of 3180.10 sq. Yards OR 2659.00 sq.mts. The boundaries of which are given in the scheduled below which was earmarked for Industrial use in Visakhapatnam Metropolitan Region (VMR) Master Plan sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Commercial Land use as shown in modification of Master Plan Map No.1/2018 of Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam by variation of change of land use, which was shown in Maser Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:-

1. the applicant shall handover the site affected under proposed 100 mts wide Master Plan road covering an extent of 1659.9 sq.yds. or 1387.85 sq.mt. to local body at free of cost through registered gift deed;
2. the applicant shall provide necessary buffer towards Eastern side of the site under reference as per rules in force;
3. the applicant shall pay the development / conversion charges to the Visakhapatnam Metropolitan Region Development Authority;
4. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Metro Region Development Authority, Visakhapatnam as per rules in force;
5. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.,;
7. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
8. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land;
9. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act; and
10. any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing road proposed to 100 Mts. Wide State Highway road

East : Vacant land in Sy.No.62/4, 5 of Pendurthi (V), Pendurthi Mandal, Visakhapatnam District and canal

South: Vacant land belongs to CGE WHO in Sy.No.62/1 B3D of Pendurthi (V), Pendurthi Mandal, Visakhapatnam District and canal

West : Vacant land in Sy.No.62/1B3B of Pendurthi (V), Pendurthi Mandal, Visakhapatnam District and canal.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT